



Department of Planning & Zoning

**Karl Moritz,
Director**

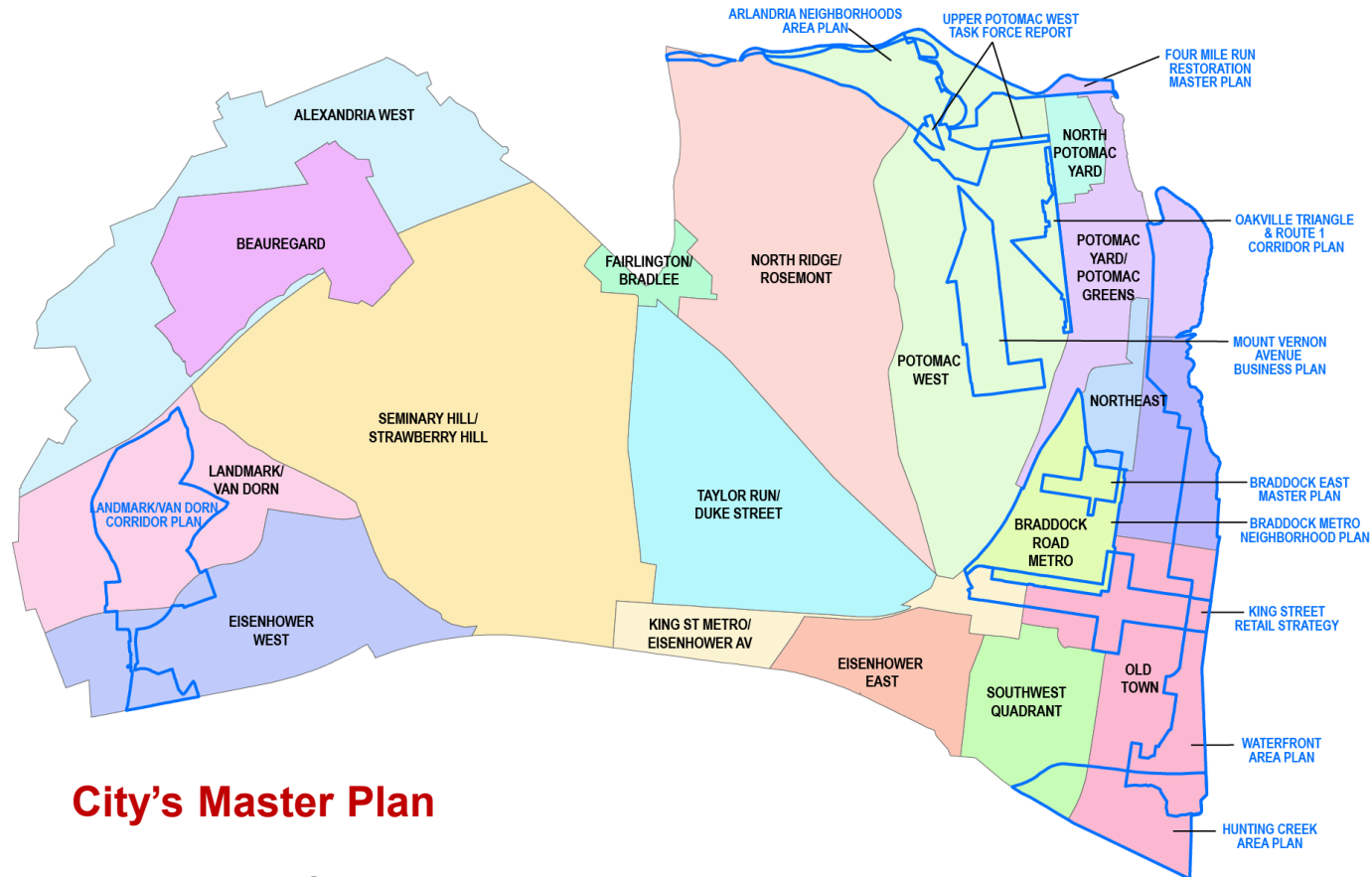
**Amirah Lane,
Urban Planner II**

CITY STRATEGIC PLAN

Strategic Plan 2017-2022 Vision:

In 2022, Alexandria is a **historic**, inclusive city of kindness, with **distinct, vibrant and safe neighborhoods**, a well-managed government, flourishing arts, culture, and recreation, **a strong economy**, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and **multimodal transportation**.

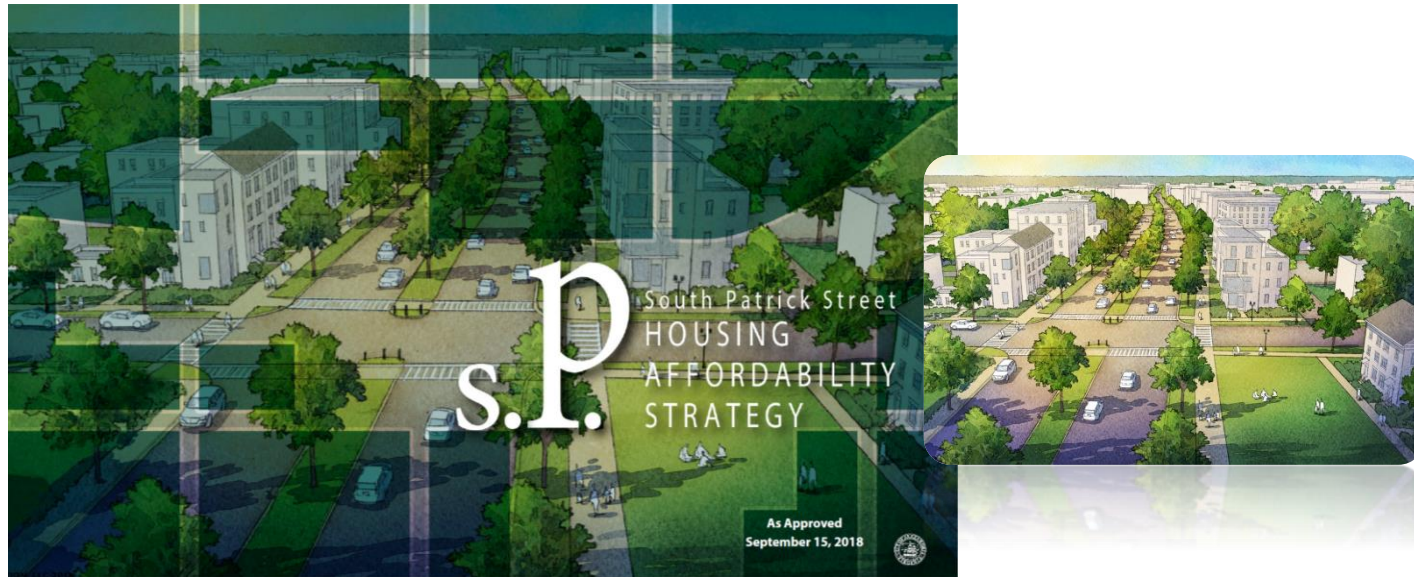
NEIGHBORHOOD PLANNING



City's Master Plan

Includes 18 Small Area Plans that cover neighborhoods throughout the City

Vibrant Places with Housing Choices for All Residents



South Patrick Street Housing Affordability Strategy

Adopted by City Council, September 2018

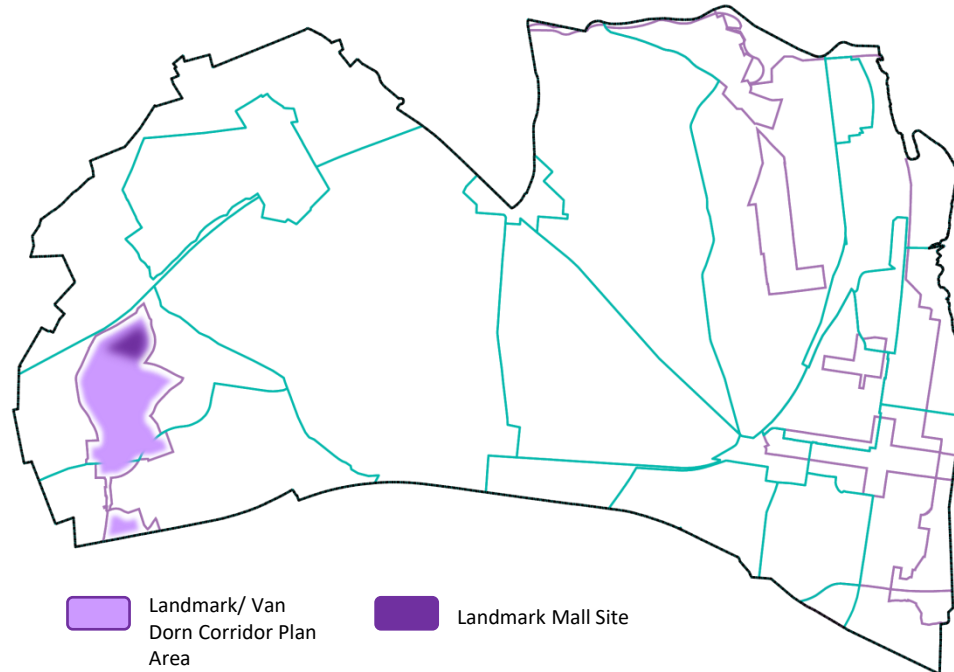
Goal: Proactive strategy to preserve long-term affordability of 215 committed affordable units

Distinct and Safe Neighborhoods

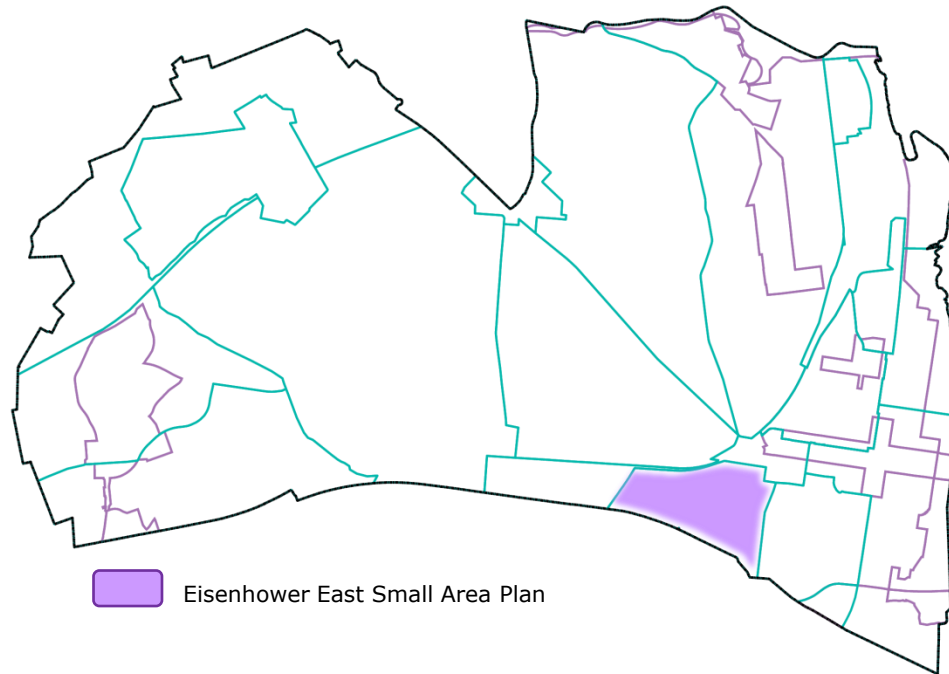
Landmark Mall Re-Planning

Approved by City Council in May 2019

Goal: The entire mall site is under coordinated ownership, meaning the 2009 Plan to turn the mostly vacant mall site into a lively urban center vision can be realized while also priming the surrounding area for improvements.



Strengthen Our Local Economy



Eisenhower East Small Area Plan Update

Approved by City Council in February 2020

Goal: The purpose of the update will be to determine the optimal balance of office, retail, hotel, residential, and other land uses, as well as appropriate land use flexibility, given the City's unchanged goal for Eisenhower East to remain one of the City's key economic development engines.



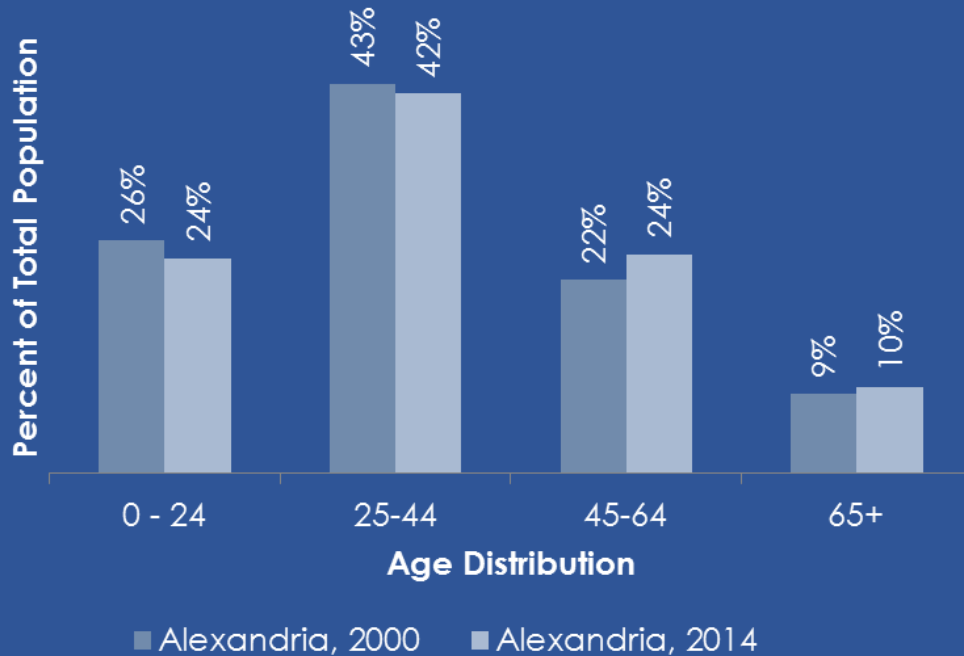
Demographic Statistics



Demographic data is used by many departments and organizations within the City of Alexandria to better understand the individuals that make up our community. Studying demographic trends can help inform important planning and policy decisions and plan for the future.

The Department of Planning & Zoning primarily uses data provided by the U.S. Census Bureau to produce maps, reports, and analysis on the City of Alexandria.

Age Distribution



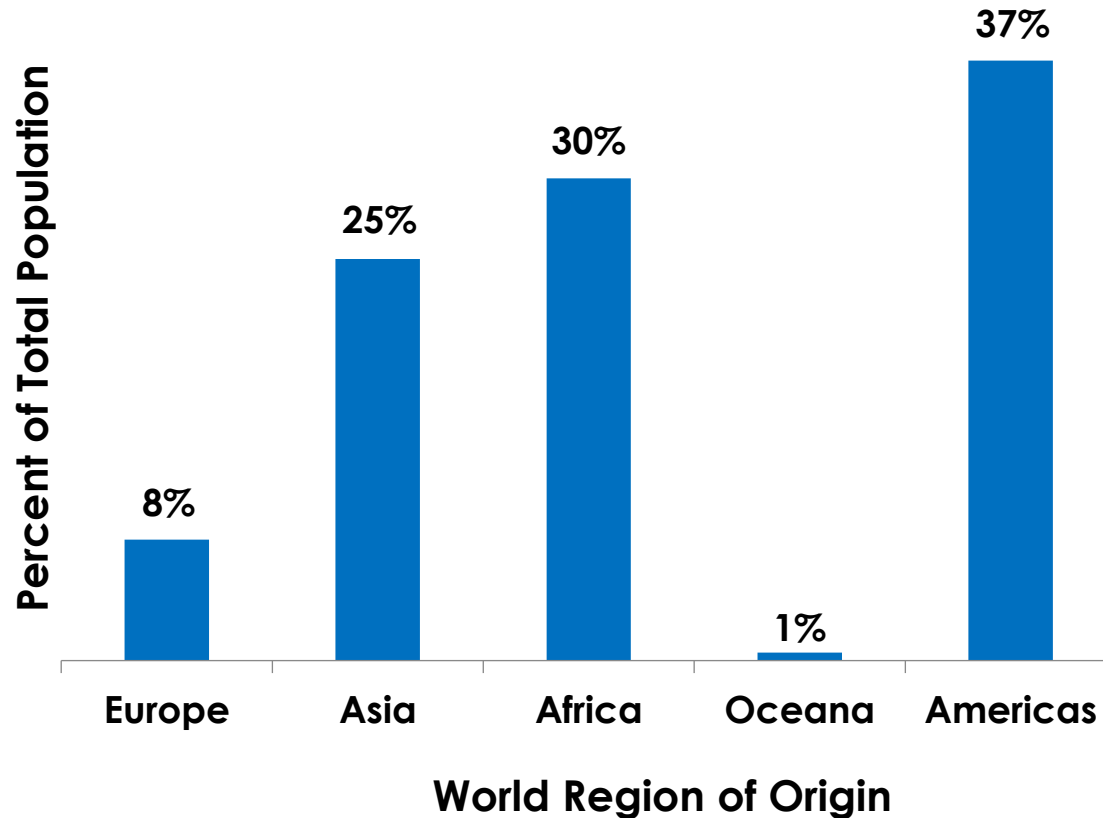
0-24 years: 24%

25-44 years: 42%

45-64 years: 24%

65+9 years: 10%

Foreign Born Region of Origin



Europe: 8%

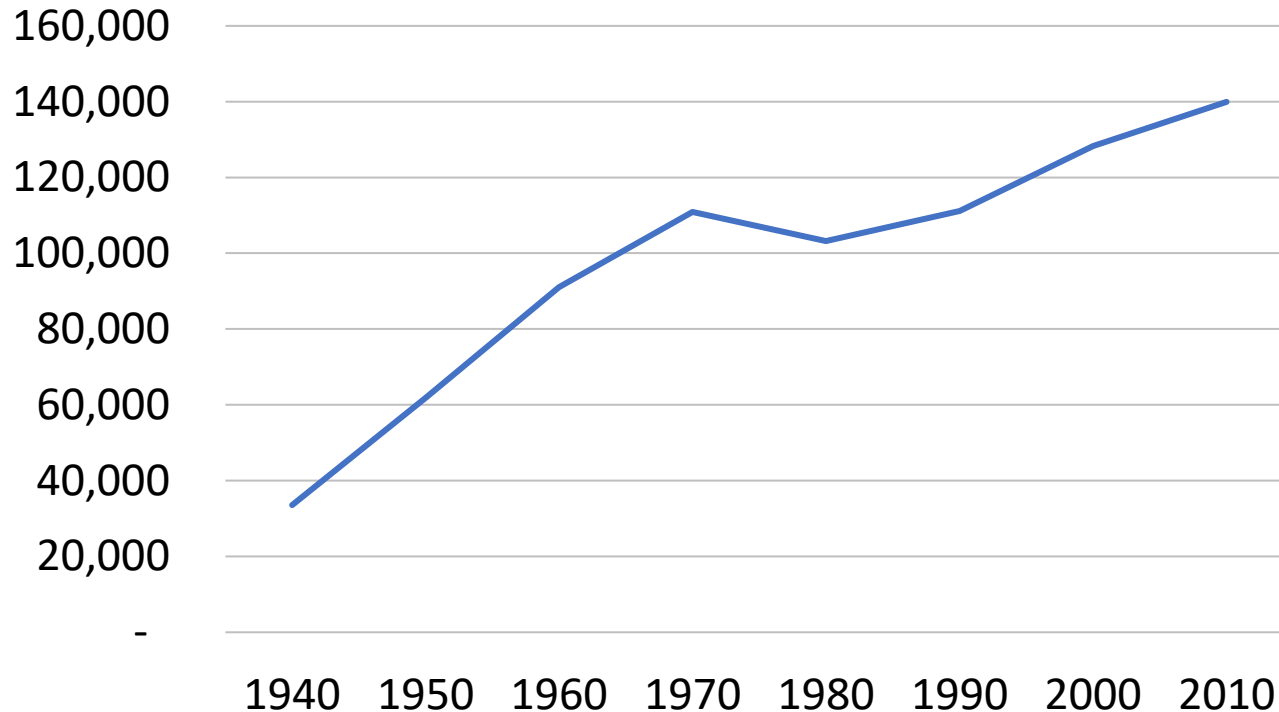
Asia: 25%

Africa: 30%

Oceania: 1%

Americas: 37%

Demographic Statistics



Alexandria's population grew rapidly between 1940 and 1970

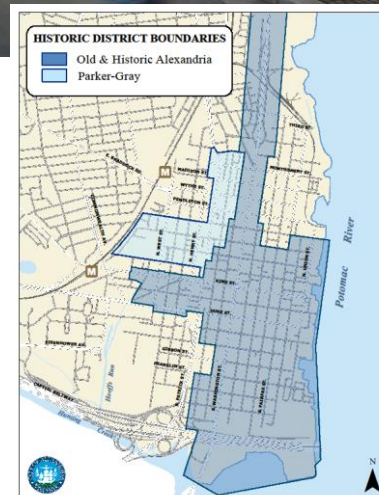
Following a slight population decline between 1970 and 1980, Alexandria's population has grown by an average of 11% every 10 years since 1990

Today, Alexandria has around 150,000 residents.

HISTORIC PRESERVATION



- ❖ Board of Architectural Review
- ❖ 100-year-old buildings
- ❖ National Register Districts



Preserve Historic City and Culture

Del Ray Neighborhood
Residential Pattern Book



Del Ray Residential Pattern Book

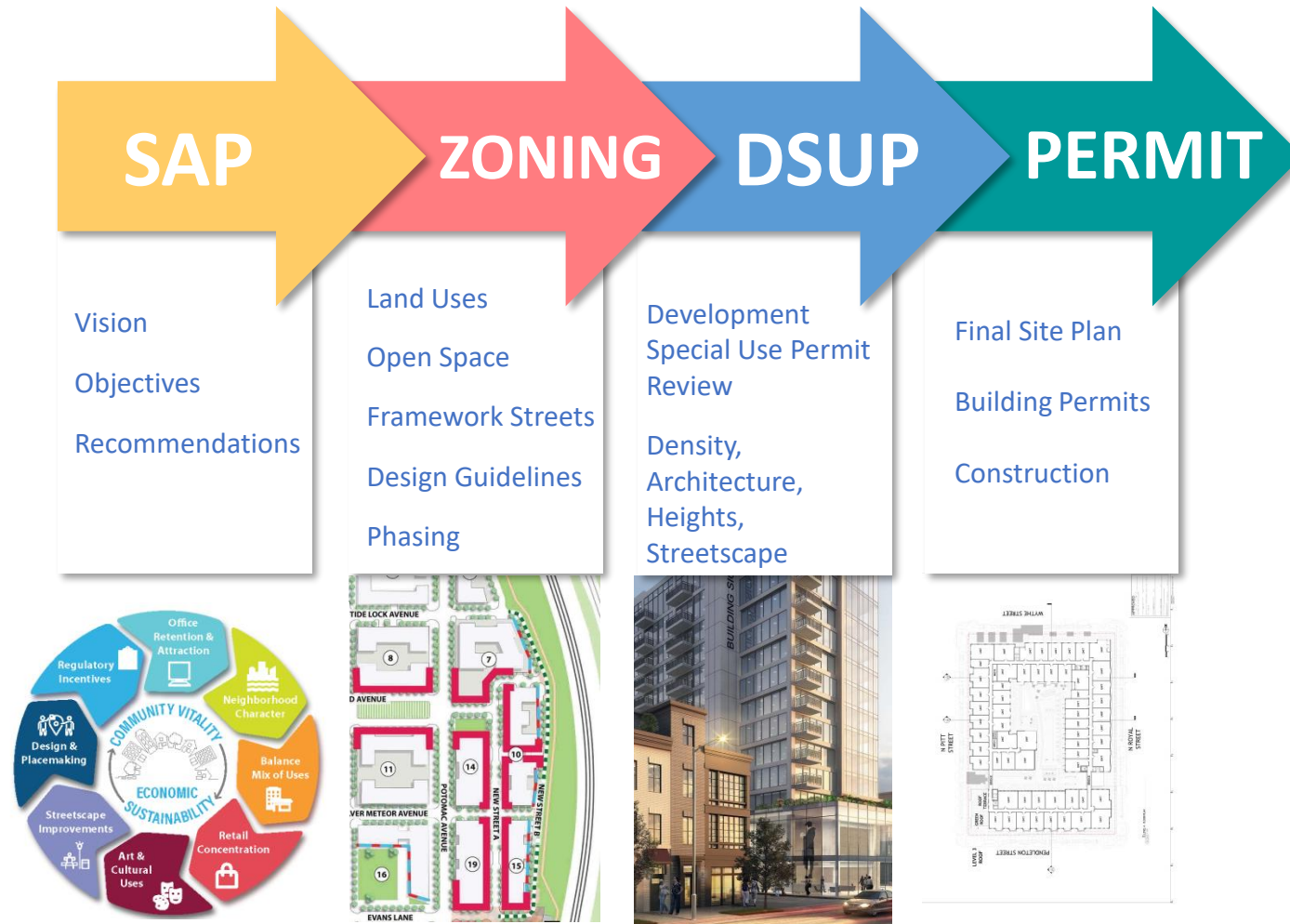


Volunteer Surveying

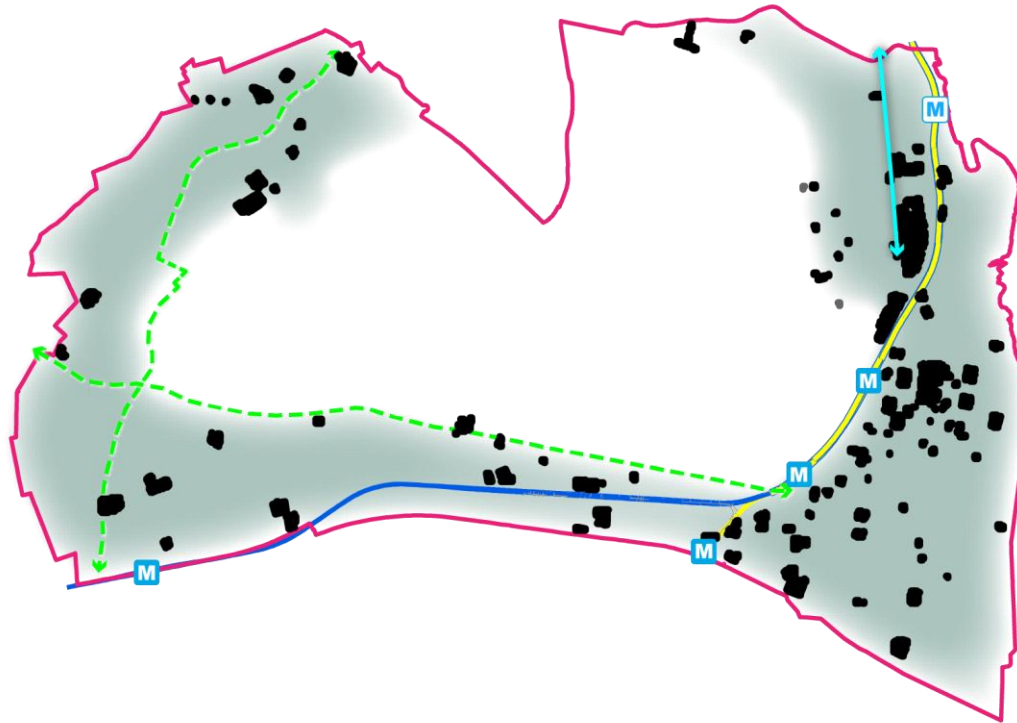


Discovery of 18th century ship at
220 S Union Street

DEVELOPMENT REVIEW



GROWTH CRESCENT



New Development/Major
Renovation in last 10 years

- In Growth Crescent (89%)
- Outside of Growth Crescent (11%)
- ↔ Existing Metroway
- ↔ Proposed BRT Lines

Recent Development Projects



American Physical Therapy Association (APTA)

- Second non-residential building in Potomac Yard to be constructed (after NIB) serving as catalyst to support retail
- Office workers will support the Metroway and Potomac Yard Metro station
- High quality streetscaping, contemporary architecture
- Compliance with the City's Green Building Policy

Recent Development Projects



Crowne Plaza: Adaptive Re-Use

41 Townhouses - 7,000SF Art Space - 90-150 Residential Units - Rooftop River Views - Public Art - Pedestrian Greenway to existing Mount Vernon Trail

Recent Development Projects



1201 N. Royal Street

- 90 Residential Units
- 5,700SF Art Studios and Art Walk along Old Town North Arts Corridor
- Green Infrastructure
- Bicycle Repair Station

Recent Development Projects



Sunrise Senior Living

- A 93-unit assisted living and memory care facility, including 27 memory care units and two deeply affordable units
- High-quality building design meets Washington Street Standards
- Streetscape improvements and ground-level open space
- LEED Silver building design, including use of green roofs
- Underground parking and loading is accessed from Princess Street

Recent Development Projects



Hoffman Blocks 4 & 5

- Three residential buildings with 750 dwelling units
- 211,000 SF Grocery & Retail
- 14,000 SF plaza, rooftop amenities & green space
- Mill Road modifications and multi-use path

Recent Development Projects



Gateway at King & Beauregard

- Mixed-use project with 352 residential units, 74 of which are affordable housing units, 40-60% area median income
- 94,000 sf office space
- Harris Teeter grocery store
- 40,000 sf retail space
- Includes stop for planned West End Transitway
- Centralized public plaza with public art

Recent Development Projects



Cameron Park

- Multi-phased project which includes Brandywine Senior Living,
- 116 suites on 6 floors
- Ground floor retail
- 67 townhomes
- Multi-family building with ground floor retail
- Open space area and two plazas along Pickett St

LAND USE & ZONING

GUIDE TO 1 & 2-FAMILY CONSTRUCTION IN ALEXANDRIA (OUTSIDE OF HISTORIC DISTRICTS)



1. Chart of Zoning Requirements for Infill Dwellings

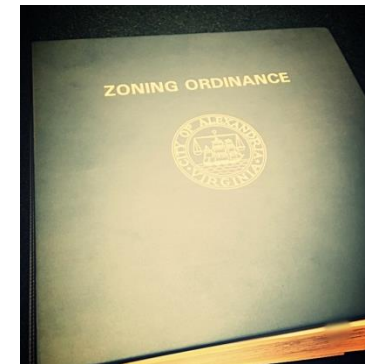
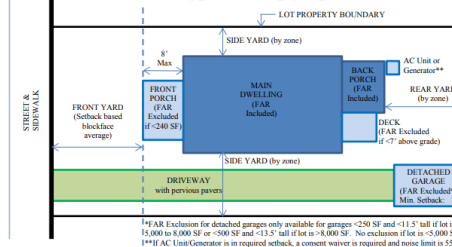
Zoning District Requirements	Minimum Mid-Block Lot Area	Minimum Corner Lot Area	Minimum Mid-Block Lot Width	Minimum Corner Lot Width	Minimum Lot Frontage on Straight Street	Lot Frontage at Curved Street	Minimum Side Setback Ratio to Building Height	Minimum Side Setback in Feet	Minimum Side Setback if Semi-Detached Dwelling	Minimum Rear Setback Ratio to Building Height	Minimum Rear Setback in Feet	FAR (See exclusions on other side)	Minimum Vision Clearance Distance at Corner Lots
R-20	20,000	20,000	100	120	75	55	1:2	12	NA	1:1	12	0.25	100
R-12	12,000	12,000	80	95	60	45	1:2	10	NA	1:1	10	0.30	100
R-8	8,000	9,000	65	80	40	40	1:2	8	NA	1:1	8	0.35	100
R-5	5,000	6,500	50	65	40	40	1:3	7	NA	1:1	7	0.45	100
R-2-5	5,000	6,500	50	65	40	40	1:3	7	10	1:1	7	0.45	100

Front yard setback requirement is determined by the average front yard setback of the blockface for which construction is occurring. Please see front yard diagram on opposite page.*

Height is a maximum of 25 feet, but new construction can be taller if the average height of the existing buildings on the block is taller, then new construction can be built up to the average height of the block plus an additional 20 percent. Please see Height diagram on opposite page.*

*Please refer to the Zoning Ordinance or discuss with Zoning Staff to determine the reference block for each project.

2. Site Plan for a Typical Complying



- ❖ Administers and Enforces the Zoning Ordinance
- ❖ Zoning Enforcement
- ❖ Special Use Permits

Special Use Permit Projects



King Street Restaurants

- All restaurants located on King Street require Special use Permits
- Left: Two Nineteen Restaurant rooftop expansion
- Right: Augie's – Expansion and renovation

Permit Center: City Hall, 4th Floor



Administrative Permits

- Business License Review
- King Street Dining Permits
- Antennas
- Home Based Businesses

Community Engagement

How to Get Involved



City Calendar

- E-news notification system
 - Community Meetings
 - Document Releases
 - AlexEngage
- Facebook and Twitter
- Planning Commission and Council Dockets
- Planning and Zoning Website:
alexandriava.gov/Planning
- *What's Next* Handbook:
alexandriava.gov/WhatsNext





Questions?

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